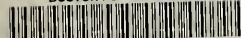


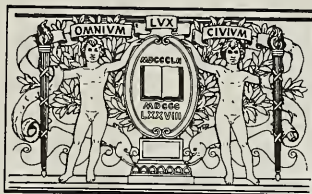
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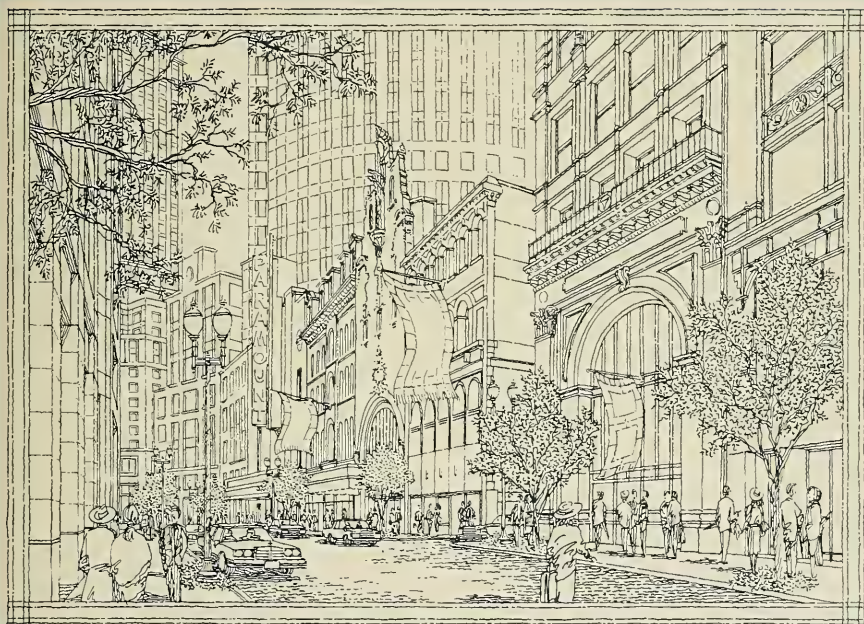


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B.R.A. BRIEFING BOOK

COMMONWEALTH CENTER
June 15, 1989

3. R. V. BRIDGING BOOK
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COMMONWEALTH CENTER
B.R.A. BRIEFING BOOK

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June 15, 1989

Mr. Clarence Jones
Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Jones,

It is with great pleasure and enthusiasm that we bring before you today the Commonwealth Center project, which is being developed by the F.D. Rich Company of Boston and A.W. Perry, Inc. We are presenting to you a development plan for Commonwealth Center that embodies the goals of the Midtown Cultural District Plan. We will be requesting numerous formal votes to comply with the legal requirements applicable to such a complex project.

Over five years ago, the F.D. Rich Company and the A.W. Perry Company began planning the Commonwealth Center project to be the economic anchor for the new Midtown Cultural District. Concurrent with the project's planning process, the City began its plans for the revitalization of Midtown as a mixed-use commercial center. The cultural community of Boston and the Boston Redevelopment Authority felt that the revitalization of Midtown offered an opportunity for Boston's dance, theater and music groups to rejuvenate the theaters in the District. The resulting Midtown Cultural District Plan presented guidelines for the revitalization of business and retail opportunities in the area. As the Mayor stated in his Blueprint for Boston, the City must "channel new development into underutilized areas that need and can best accommodate it."

As the Flynn Administration, neighborhood groups, interested parties, and the BRA refined and clarified the goals for development of the Midtown Cultural District, F.D. Rich and A.W. Perry refined and redesigned its plans for Commonwealth Center.

Commonwealth Center proposes to create 1.3 million square feet of office space, 100,000 square feet of retail space, a 400-room hotel, 12,000 square feet of child care facilities, and two professional performance theaters.



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Mr. Clarence Jones

June 15, 1989

Page Two

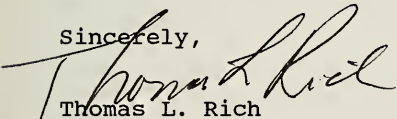
The community outreach process undertaken by the Commonwealth Center team was conducted over a period of four years and over 700 people have been contacted by the developers. On three separate occasions, the Commonwealth Center team has sent, by direct mail, information about the project to neighbors and community groups. In addition, 34 community members received the Project Notification Form, 500 people received the project brochure, 142 people saw the community slide show, and 35 people received the Draft Project Impact Report.

The result of the community outreach process is a \$25 million public benefits package that includes the creation of: construction jobs, affordable housing for Chinatown, job training opportunities, transportation and streetscape improvements, visual arts opportunities, Boston Common Maintenance, historic preservation, child care facilities, neighborhood business opportunities, and two professional performance theaters for Boston's arts groups. The Commonwealth Center public benefits package amounts to a contribution of over \$16 per square foot, which is almost three times the average public benefits provided by other Boston developers.

The development team is pleased to present a brief summary of our proposal in preparation for our hearing. As an introduction to the project, we have included a description of Commonwealth Center's design and evolution, as well as a summary of the four-year community outreach process that has led to this proposal.

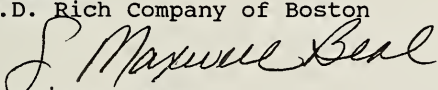
On behalf of the Commonwealth Center Limited Partnership, we would like to thank the Director and staff of the BRA for their guidance and assistance throughout this development process and we ask for your approval so that we can help the Midtown Cultural District come alive.

Sincerely,



Thomas L. Rich
President

F.D. Rich Company of Boston



S. Maxwell Beal
President

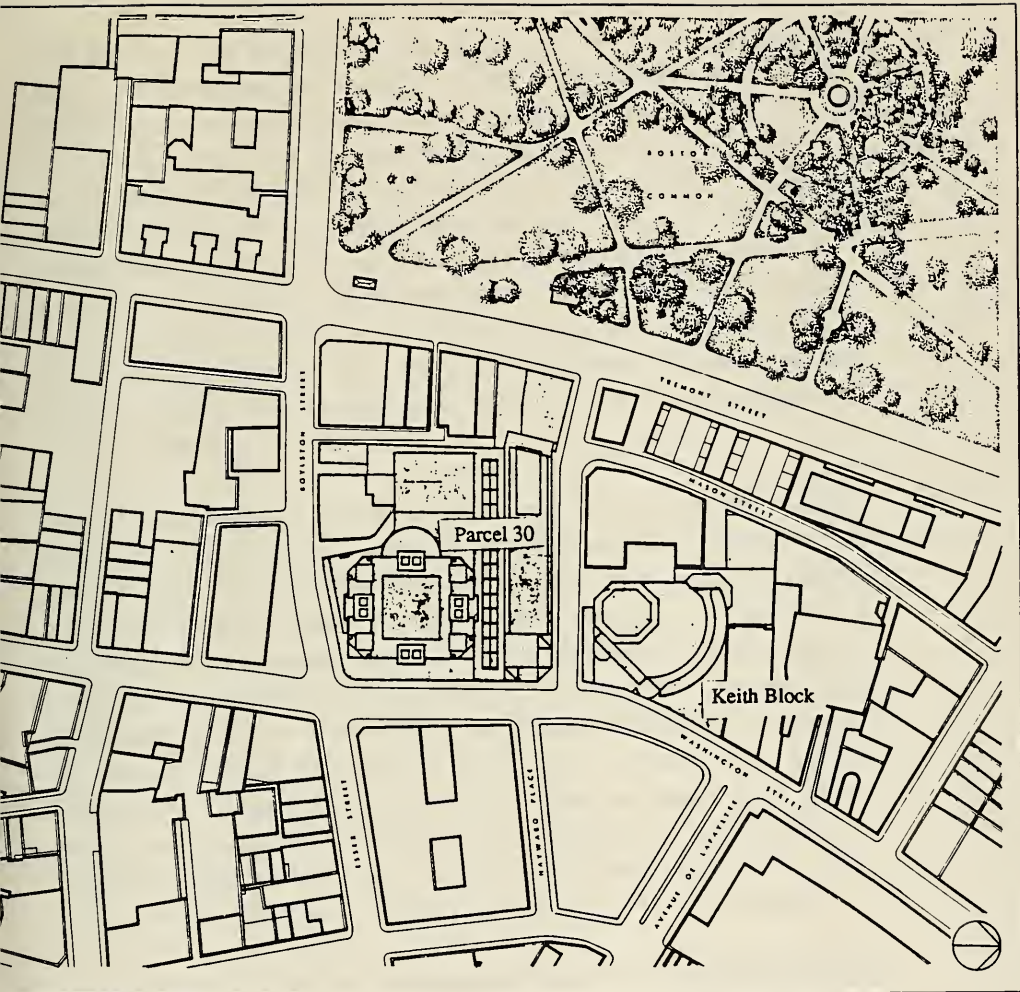
A.W. Perry Company, Inc.



1. PROJECT DESCRIPTION

Commonwealth Center is a \$550 million mixed-use development consisting of a retail arcade, a hotel, two performing arts theaters, two office buildings, a child care center and below-grade parking. The project contains a total of 1.7 million gross square feet of zoning area located in three buildings of varying height, form, fenestration and materials.

The Commonwealth Center site comprises portions of two city blocks bordered by Tremont, Boylston, and Washington Streets, and bisected by Avery Street. The northern block of the project is known as the Keith Block, and the southern block is known as Parcel 30.



Proposed Project

The project is planned to be built in two phases, beginning with the program for Parcel 30 and the renovation of the Paramount Theater on the Keith Block. The office building on Parcel 30 is 32 stories tall, clad in granite, and contains approximately 750,000 gross square feet of space. Located adjacent to the office building is a 13-story, 400-room hotel which will be built with brick with stone accents. The hotel will incorporate the historic Evans House on Tremont Street, which will be restored by the project. The hotel will have an entrance across from the Boston Common and a vehicular drop off will be located on Avery Street.

Both the office building and the hotel are linked at the base by a multi-level retail arcade containing 100,000 gross square feet of restaurants and shops. The retail space will be a mixture of street-front retail, which will provide a continuous and animated pedestrian experience, and high quality shops and restaurants in a glass-enclosed galleria that extends from Washington to Tremont Street. A pavilion at the corner of Washington and Avery Streets will welcome shoppers to the retail galleria. The galleria will also serve as a covered passageway for commuters using the adjacent MBTA Orange and Green Line subway stations, and will connect Downtown Crossing with the Boston Common.

In accordance with the expressed need for performing arts theaters in downtown Boston, Phase One of the project will include two professional performance theaters for dance and drama. These theaters will be located in the renovated Paramount Theater. The art-deco Paramount Theater will be restored to its original beauty and elegance. The marquee, the ornamental details on the interior and the facade will

look exactly the same as when the theater opened in February, 1932. From Downtown Crossing, the brightly lit Paramount marquee will signal an entrance to the new Midtown Cultural District.

Child care facilities are an extremely important addition to a real estate development project. Commonwealth Center will include an 8,000 square foot child care center, which will provide quality child care for 80 children. The child care facility will be built in the Evans House on Tremont Street. A 4,000 square foot child care center will be constructed in Chinatown to provide child care services for residents of the neighboring communities. This child care facility will accommodate 40 children.

A below-grade garage will provide off-street loading and 1,000 parking spaces for office workers, hotel guests, residents, shoppers and theater goers.

C O M M O N W E A L T H C E N T E R





View of Retail Arcade



Phase Two of the project will be the construction of a second office building on the Keith Block. The building will be 30 stories tall, clad in granite or limestone, with 550,000 gross square feet of office space and 8,000 gross square feet of ground floor retail space.

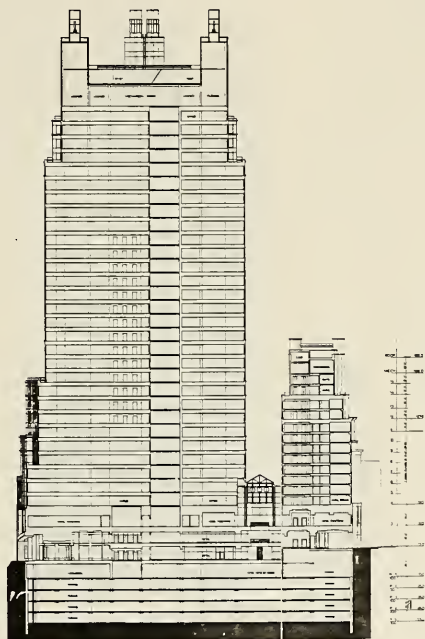
The project's buildings are designed to follow the patterns of historic street walls and through-block pedestrian connections. On Washington Street, retail shop fronts will face the street, continuing the character of Downtown Crossing. Office lobbies will be oriented to Boylston and Washington Streets. Along Tremont Street the historic Evans House will once again welcome hotel guests and visitors. The glass enclosed retail arcade also provides a through-block connection from Downtown Crossing and Chinatown to the Boston Common.

Over \$25 million of public benefits will be generated by Commonwealth Center. Funds will be used to create affordable housing, job training programs, Boston Common maintenance, streetscape improvements, visual arts opportunities, child care facilities, performance theaters, historic preservation, and transportation improvements. The project will also generate over \$10 million of city revenues each year and will create over 4,900 construction jobs and 6,000 permanent jobs. Construction of the project is planned to start in 1990. The first phase of Commonwealth Center will be completed in Fall of 1992.

The Commonwealth Center project is unique in several ways. As one of the first projects to be built in the Midtown Cultural District, Commonwealth Center will launch the City's plan to recapture the economic and cultural vitality

that was characteristic of the area in the late 19th century and early 20th century. And with the rejuvenation of the Paramount Theater, Commonwealth Center will become the cultural anchor of the District.

The Commonwealth Center development team is a partnership between the F.D. Rich Company and the A.W. Perry Company. The architects for Commonwealth Center are Kohn Pedersen Fox Associates PC, and the architects for the Paramount Theater renovation are Hardy Holzman Pfeiffer Associates.



SECTION - PARCEL 30

COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND A.W. PERRY, INC.

ARCHITECTS & PLANNERS
ROHN PEDERSEN FOX ASSOC. PC
NEW YORK, NEW YORK

STRUCTURAL ENGINEER
WEIDINGER ASSOCIATES, C.E.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
COSENTINI ASSOCIATES, C.S.
NEW YORK, NEW YORK

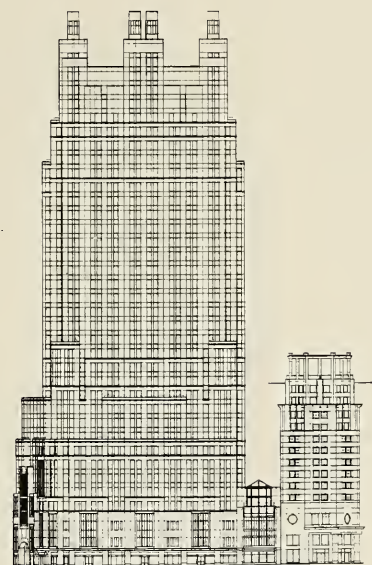
CONSTRUCTION MANAGER
TURNER CONSTRUCTION CO
BOSTON, MASSACHUSETTS



DWC.NO

SCALE

DATE _____



EAST ELEVATION - PARCEL 30

COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND AW PERRY, INC.

ARCHITECTS & PLANNERS
KORW PEDERSEN FOR ASSOC PC
NEW YORK, NEW YORK

STRUCTURAL ENGINEER
WEIDINGER ASSOCIATES, C.E.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
COSENTINI ASSOCIATES, C.E.
NEW YORK, NEW YORK

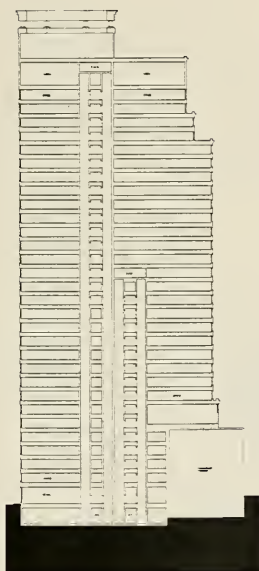
CONSTRUCTION MANAGER
FUSHER CONSTRUCTION CO
BOSTON, MASSACHUSETTS



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DATE



SECTION - KEITH BLOCK

COMMONWEALTH CENTER

A JOINT VENTURE OF FD RICH OF BOSTON AND AW. PERRY, INC.

ARCHITECTS & PLANNERS
EDWIN FORDSON FOR ASSOC PC
NEW YORK, NEW YORK

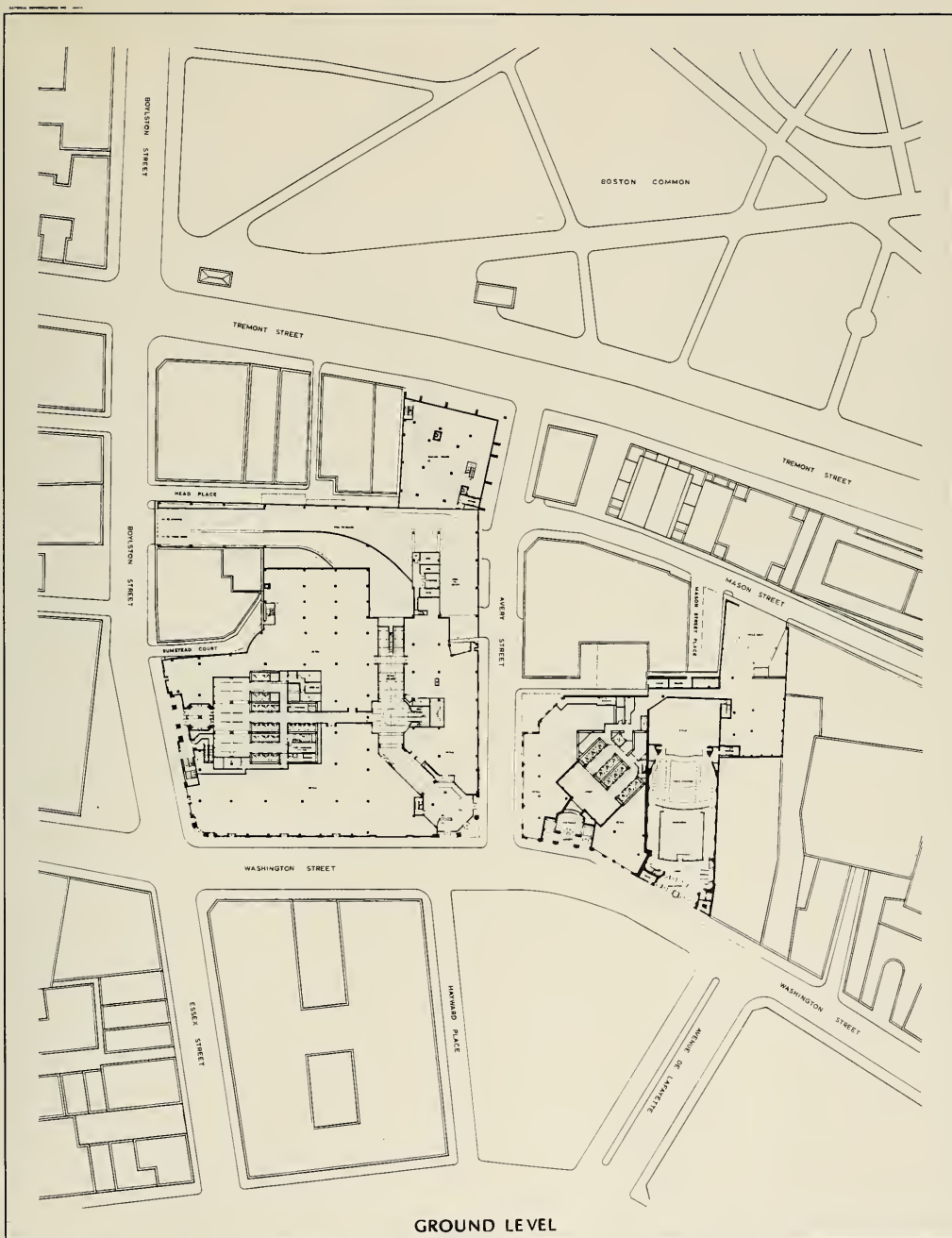
STRUCTURAL ENGINEER
WEISINGER ASSOCIATES, C.E.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
CORINTHI ASSOCIATES, C.E.
NEW YORK, NEW YORK

CONSTRUCTION MANAGER
TURNER CONSTRUCTION CO
BOSTON, MASSACHUSETTS



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GROUND LEVEL

COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND AW PERRY, INC.

ARCHITECTS & PLANNERS
ROHN REIDEN FOX ASSOC. PC
NEW YORK, NEW YORK

STRUCTURAL ENGINEER
WEIDINGER ASSOCIATES, C.E.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
COSENTINI ASSOCIATES, C.E.
NEW YORK, NEW YORK

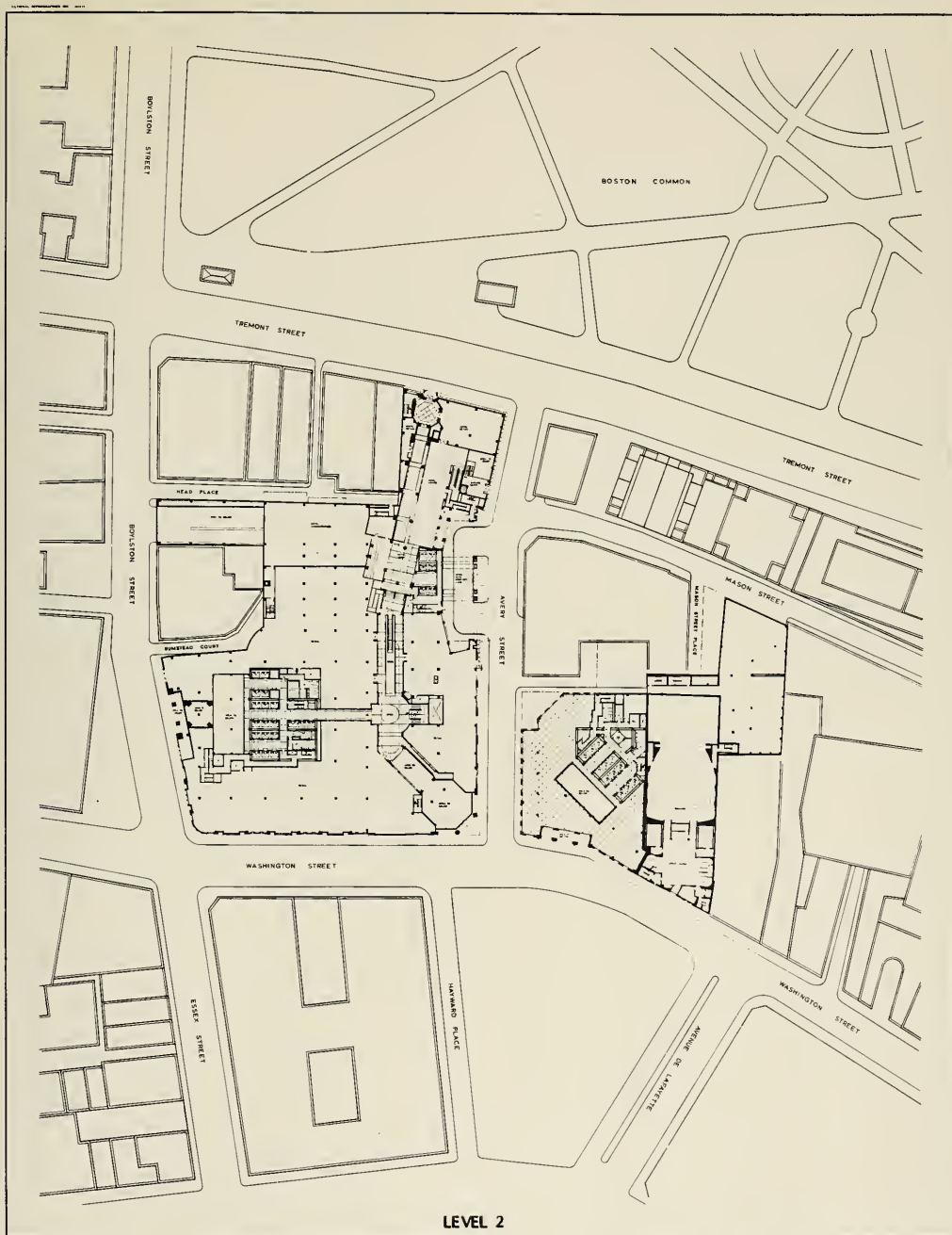
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TURNER CONSTRUCTION CO
BOSTON, MASSACHUSETTS



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LEVEL 2

COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND AW PERRY, INC.

ARCHITECTS & PLANNERS
Kohn Pedersen Fox Associates
NEW YORK NEW YORK

STRUCTURAL ENGINEER
Weldinger Associates, C.E.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
Cosentino Associates, C.E.
NEW YORK NEW YORK

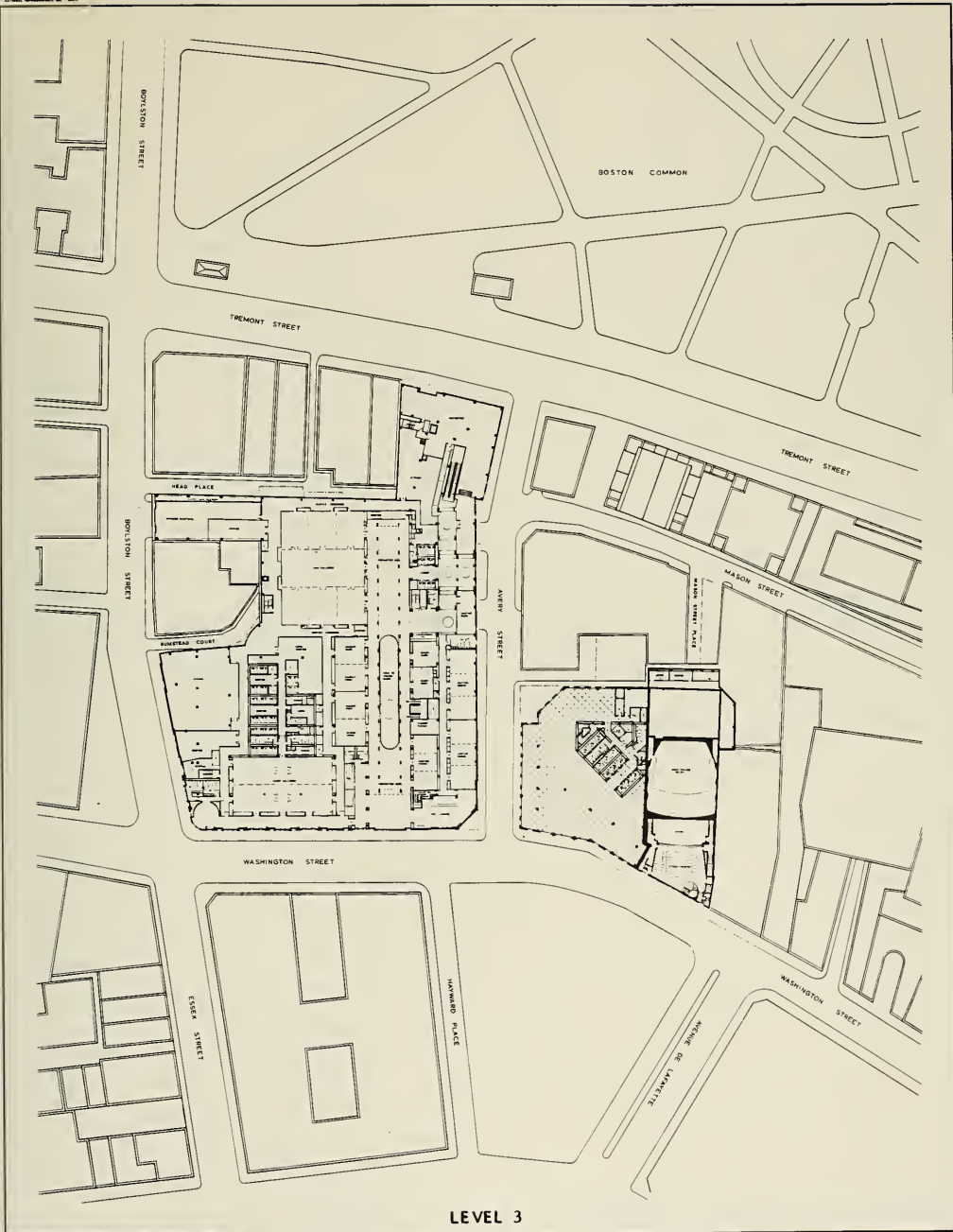
CONSTRUCTION MANAGER
Turner Construction Co.
BOSTON, MASSACHUSETTS



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LEVEL 3

COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND A.W. PERRY, INC.

ARCHITECTS & PLANNERS
LOWE PERRY FOR F.D. RICH
NEW YORK, NEW YORK

STRUCTURAL ENGINEER
WOLINGER ASSOCIATES, C.E.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
COSINTINI ASSOCIATES, C.E.
NEW YORK, NEW YORK

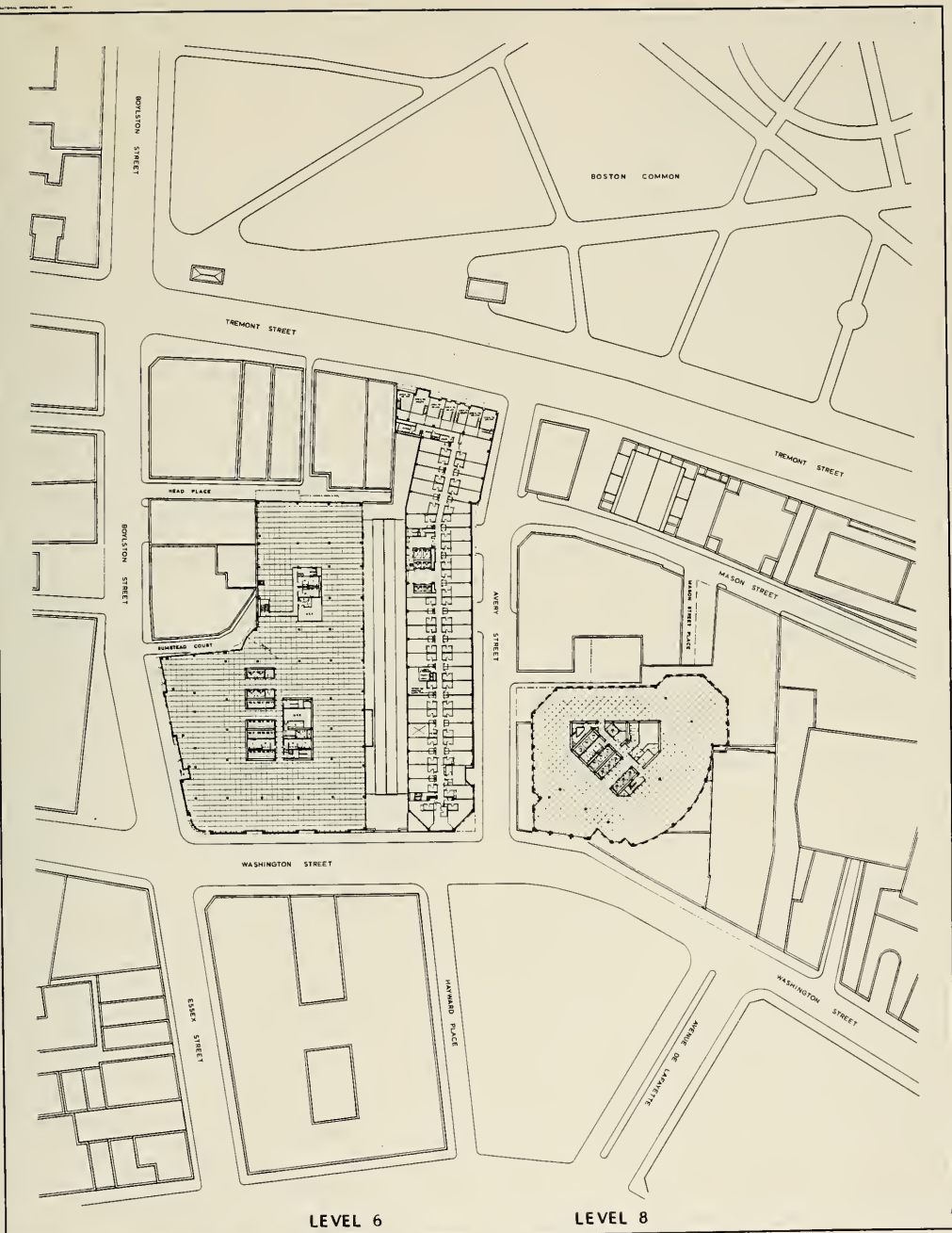
CONSTRUCTION MANAGER
FURBER CONSTRUCTION CO.
BOSTON, MASSACHUSETTS

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COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND AW PERRY, INC.

ARCHITECTS & PLANNERS
EDWIN PERKINS FOR HUDCO, INC.
NEW YORK, NEW YORK

STRUCTURAL ENGINEER
HOLDINGER ASSOCIATES, C.F.
CAMBRIDGE, MASSACHUSETTS

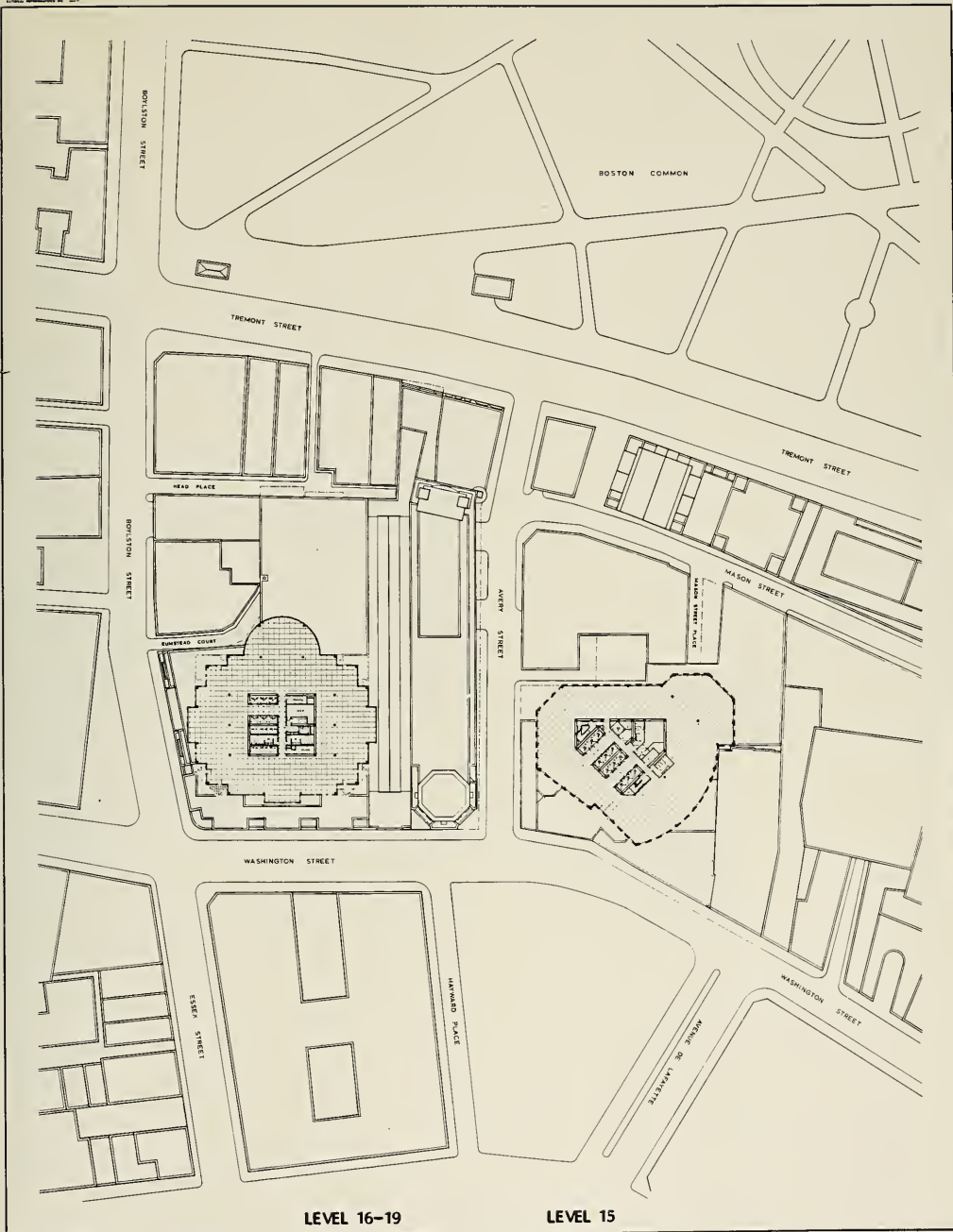
MECHANICAL ENGINEER
COSINTINI ASSOCIATES, C.F.
NEW YORK, NEW YORK

CONSTRUCTION MANAGER
TURNER CONSTRUCTION CO.
BOSTON, MASSACHUSETTS

DWGNO

SCALE

DATE



COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND A.W. PERRY, INC.

ARCHITECTS & PLANNERS
KORN FROSTEN FOR ASSOC. PC
NEW YORK, NEW YORK

STRUCTURAL ENGINEER
WEDINGER ASSOCIATES, C.A.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
COSINTINI ASSOCIATES, C.E.
NEW YORK, NEW YORK

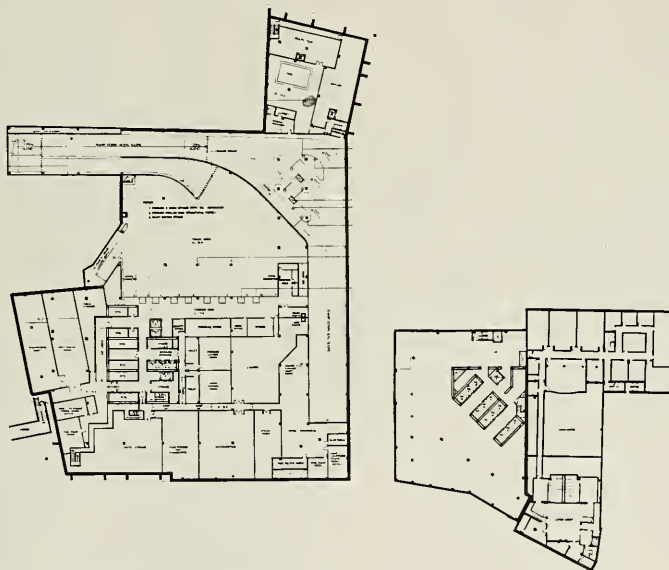
CONSTRUCTION MANAGER
TURNER CONSTRUCTION CO.
BOSTON, MASSACHUSETTS

DWG NO.

SCALE:

DATE:





LEVEL P1

COMMONWEALTH CENTER

A JOINT VENTURE OF F.D. RICH OF BOSTON AND A.W. PERRY, INC.

ARCHITECTS & PLANNERS
KOHV PEDERSEN FOX ASSOC. PC
NEW YORK, NEW YORK

STRUCTURAL ENGINEER
WIDENGER ASSOCIATES, C.E.
CAMBRIDGE, MASSACHUSETTS

MECHANICAL ENGINEER
COSSENTINI ASSOCIATES, C.E.
NEW YORK, NEW YORK

CONSTRUCTION MANAGER
TURNER CONSTRUCTION CO.
BOSTON, MASSACHUSETTS



OWNER

SCALE

DATE:

2. EVOLUTION OF THE DESIGN

The Commonwealth Center project that is being proposed is the result of diligent work by numerous government agencies and interested citizens over the last four years. Their commitment to the public process, the goals of the Midtown Cultural District and their willingness to work with the development team has created a better proposal for the community and the developer.

Working closely with the Boston Redevelopment Authority (BRA) and other City agencies and departments, neighborhood organizations, interest groups and the Boston business community, has resulted in a dramatically changed and improved project. The design plans have gone through extensive site analysis, conceptual massing approaches, massing alternative studies, and schematic drawings. The design features that have been studied include: issues of scale and massing, aesthetics, functional optimization, streetscape, public and private spaces, and traffic and parking. Brief descriptions of the design changes are listed below:

- o The tallest building height was reduced from 600 to 400 feet.
- o The number of towers was reduced from four to two. Proposed towers of 400 feet and 350 feet were completely eliminated.
- o The two office towers have been set back from the street to significantly reduce apparent mass.
- o The Evans House will be renovated and incorporated into the project.
- o The total project area was reduced from 2.4 million square feet to 1.7 million square feet.

In summary, Commonwealth Center's current design concept is the product of a four-year review process that is sensitive to design, aesthetics, community concerns, history, environmental impacts and scale. The product that has emerged represents a careful balance of design issues and provides a development where both public and private benefits are optimized.

EVOLUTION

#	YEAR	PERIOD	OFFICE BLDGS HEIGHTS (ft) Bldg 1 / 2	RES. BLDGS HEIGHTS (ft) Bldg 1 / 2	CULTURAL FACILITIES (seats) Theater 1 / 2	PARKING SPACES	HOTEL ROOMS	PROJECT AREA (sf)
1	Mid 1985	Pre- IPOD	600 / 400	400	None		None	
2	Spring 1987	Pre- Comm.	500 / 450	400 / 360	None	1600	250	2.4 m
3	Fall 1987	Pre- PNF	400 / 385	296	None	1600	250	2.1 m
4	May 1988	PNF/ ENF	400 / 385	235	499 / 199	1200	260	1.9 m
5	Oct. 1988	Pre- DPIR	400 / 360	None	499 / 199	1000	400	1.7 m
6	May 1989	DPIR/ DEIR	400 / 375	None	499 / 199	1000	400	1.7 m

DESIGN SUMMARY

1

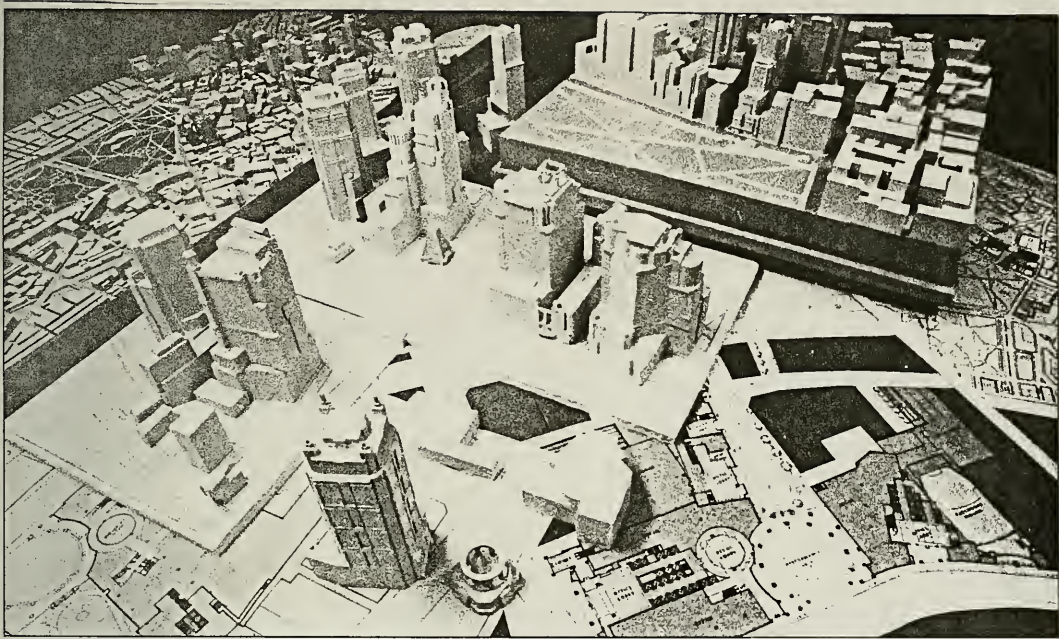
2 Heights reduced, hotel added, street closed

3 Height reduced, tower eliminated, area reduced, cultural added

4 Height & area reduced, tower eliminated, hotel enlarged, parking reduced

5 Height & area reduced, street opened, parking reduced

6 Setbacks increased



Massing Models from 1987 - Present

3. URBAN DESIGN

Viewed from a distance, Commonwealth Center will be a beacon for the Midtown Cultural District and the focal point of the Midtown Cultural District skyline. Composed of several buildings, the project will present a unique facade to each of Boston's neighborhoods.

Office Building Design:

The office building on Parcel 30 has faceted sides, vertical striations of windows and piers and the multiple pinnacles at the top provide a vertical expression for the top of the building. The difference in geometry between the building on Parcel 30 and the building on the Keith Block, as seen from upper Washington Street, signals the change in the direction of Washington Street and the southern end of Downtown Crossing. The stepped top of the Keith Block building provides a transition in height to the Parcel 30 tower and the office tower of Boston Crossing across Washington Street. As seen from the Boston Common, the project provides a sympathetic transition from the scale and rich detail of the historic buildings along the Common to the skyline of the Financial District. Taller massing elements enhance vistas from the Back Bay and provide a district-wide visual focus to the heart of the Midtown Cultural District. The articulated tops of the buildings provide an opportunity for dramatic nighttime lighting and create visual landmarks for the Cultural District nightlife.

Streetscape:

The streetscape environment will be enhanced through stone sidewalk paving in and around the site, the planting of grass and shrubbery, traditional scale sidewalk light standards, complete handicapped access to all public areas within the project, and a program of clear, yet unobtrusive building graphics and signage.

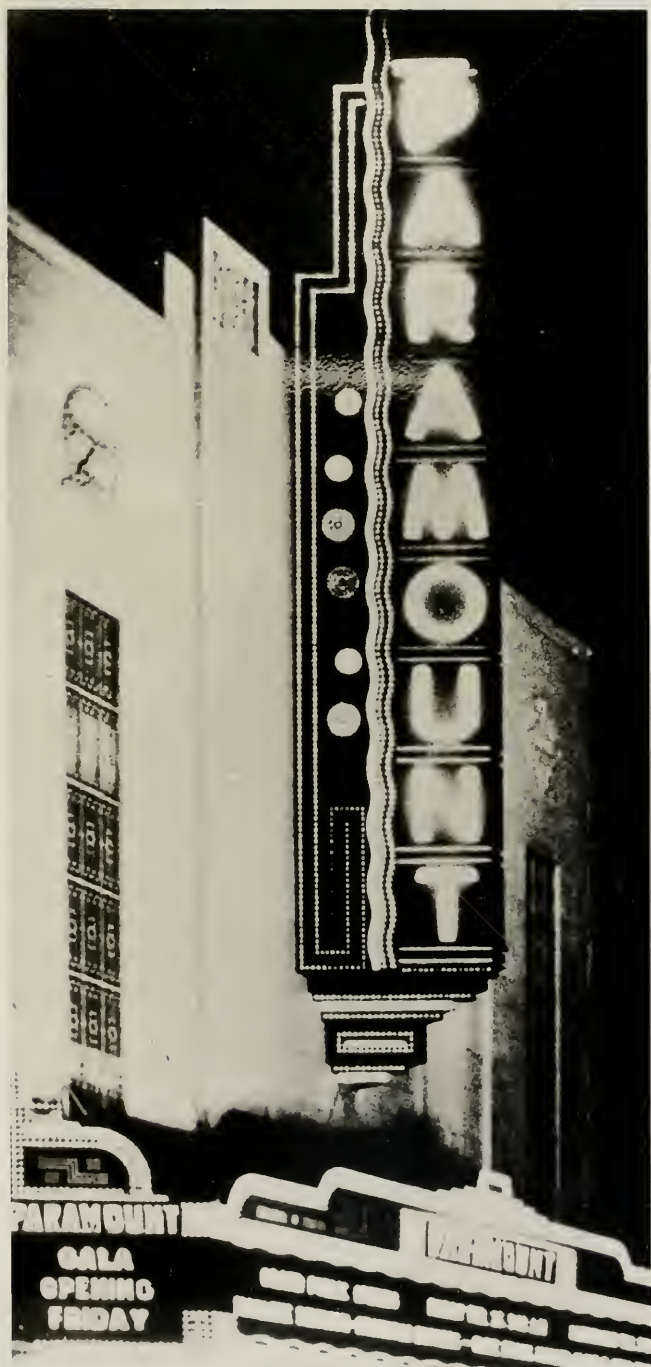
Location of Different Uses:

The off-street, multi-level retail arcade directs commercial activity away from the residential area near the intersection of Tremont and Avery Streets. The presence of the hotel on Avery Street with its pedestrian entrance on Tremont reinforces this residential precinct. Office building entries are located to keep commercial activity oriented to Downtown Crossing and the Financial District. The Parcel 30 office building entry is oriented to Boylston Street to provide a maximum frontage for retailing activity on Washington Street. A covered, sheltered entrance for the MBTA Orange Line station provides for greater pedestrian safety and comfort. The hotel vehicular drop-off has been located along Avery Street toward the Tremont Street end to minimize disruption of traffic flow at the corner of Avery and Washington Streets by autos and taxis queuing. Parking and service access for the Parcel 30 block are provided off Boylston Street, and are internalized below grade to minimize queuing and congestion by autos and trucks on the streets surrounding the site. Service access for the Keith Block building is provided off Mason Street to minimize the disruption of Avery Street traffic.

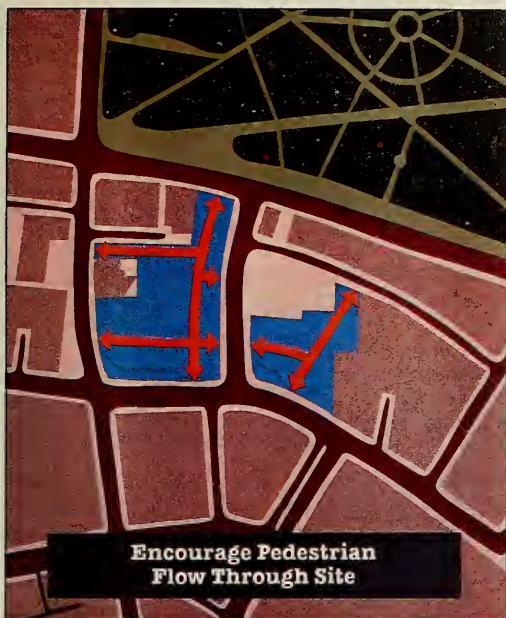
Theater Design:

The mix of uses is complemented by a program of performance facilities and related cultural space in the project. Performance facilities in the Paramount Theater will return the theater to active use on Washington Street and be consistent with other performing arts uses in the District. The location of these facilities near the Opera House will form a nucleus of cultural activities that anchor this end of the District, much as the Wang Center and Schubert Theater anchor the southern end of the District.

The interior and exterior of Paramount Theater will be restored to the original character when the building first opened in 1932. In order to preserve the integrity of the Art Deco Paramount Theater, the construction of the Keith Block office building above the theater is designed to minimize the visual perception of the tower portion as "sitting" on top of the Paramount. As viewed from close proximity north along Washington Street, the curved face of this tower gently recedes from view behind the Paramount facade and the office tower is perceived to be adjacent to the theater. All new structures set back from Tremont Street and step up in height away from the Boston Common.



Design Objectives

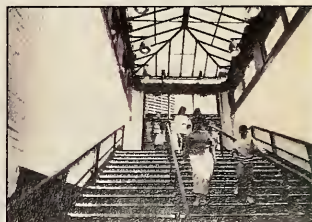


The following design objectives for Commonwealth Center address the physical organization of building entries, project uses, pedestrian circulation and the configuration of building height and massing.

Pedestrian flow through the site will be encouraged by passageways punctuating building walls. One of the primary objectives in developing the site is to compose a series of buildings which are differentiated and linked together by pedestrian ways. Commonwealth Center will encourage the linking of adjacent areas of pedestrian activity through the use of thru-block pedestrian passages, similar to Cityplace linking Boylston Street to Stuart Street.

Primary pedestrian orientation will be along Washington Street where theatre and retail will expand from Downtown Crossing. Shopfronts and lobbies will open at grade level. The connection to five subway stops within direct proximity servicing MBTA's Red, Orange and Green lines will be encouraged, and where possible, physically linked.

Vehicular access to the site for parking and servicing will respect traffic patterns and street capacities in the area. Multiple points of entry will be provided to avoid congestion. Areas for queuing of taxis and autos will be accommodated so as to prevent impeding the flow of traffic.





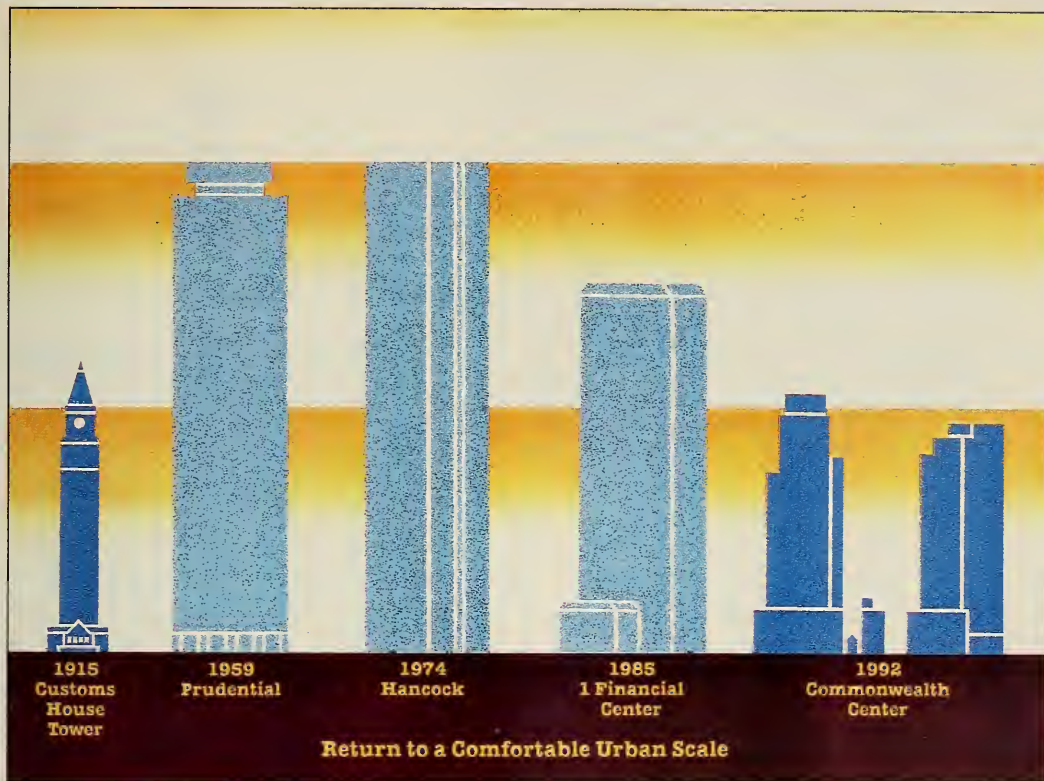


Maintain Historic Street Wall Patterns

Maintaining the established street-wall plane at traditional cornice line heights will contribute to a vital pedestrian environment by defining pedestrian routes, providing a comfortable scale for building elements, and retaining the continuity of the street. Building walls at the street help to frame important view corridors such as down Washington Street to the Downtown Crossing, and from Washington Street to the Boston Common.



Design Objectives



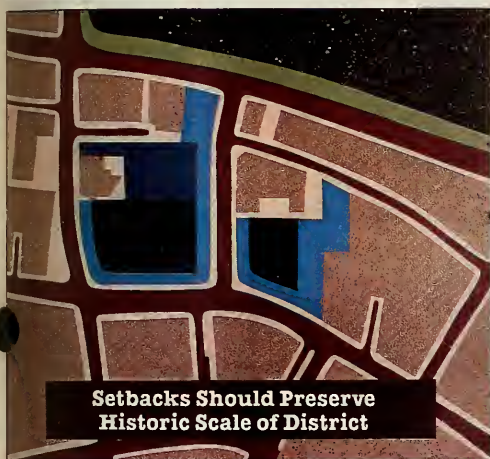
Throughout the early part of the 20th Century, Boston's building forms were influenced by its colonial heritage, street pattern and the aesthetic concerns of its citizens. Very few large commercial office buildings were built before the 1950's with the Custom House Tower dominating the skyline. Verticality followed the revolution in building design brought by the elevator and lightweight steel construction. Following World War II, the Modern Movement produced buildings designed for functional efficiency, devoid of ornament and detail. In Boston, the Prudential Center became the symbol of



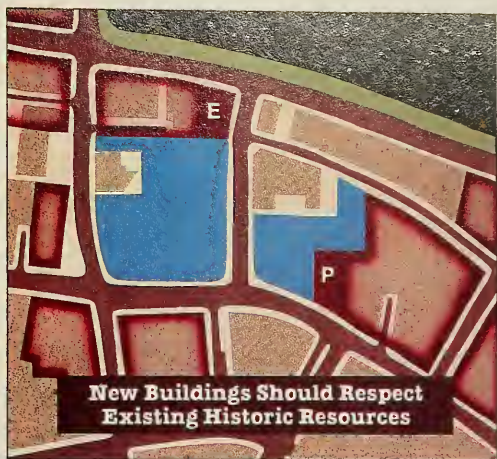
economic change following fifty years of economic depression. Much of Boston's rebirth is represented by the present skyline of tall buildings. Their impact on the quality of life in Boston is

measured by height, lack of detail and scale, sterile materials, bland tops, the indifferent manner in which they meet the street and sky, and their confinement to one small area of the City.

Commonwealth Center will be a return to comfortable heights representative of the Custom House Tower and to the richness of detail and articulation characteristic of the 19th and early 20th Centuries.



An important objective for the project is to design a group of buildings appropriately scaled to the surrounding urban areas. To conform to the scale of the Ladder Blocks, the project will be divided into three separate buildings. Buildings will set back and step in increasing order of height away from Tremont Street to minimize shadow impacts on the Boston Common. Generous setbacks will be employed above the street wall cornice height to preserve the historic scale of the district and to minimize visual and environmental impacts.



The important historic buildings on the site are to be preserved, renovated and incorporated into the project in such a way as to respect their volumetric integrity and historic presence on the street. In addition to the Boston Landmarks Commission's 1979 survey of historic resources, a technical survey of existing buildings on the site has identified the historic structures which can be feasibly renovated and incorporated into the project.

These are the Evans House on Tremont Street (right, above) and the Paramount Theater (right, below).



The project design will respect the adjacent Piano Row and Washington Street Theater districts by employing appropriately scaled building elements and compatible building materials to create a harmonious transition between old and new.

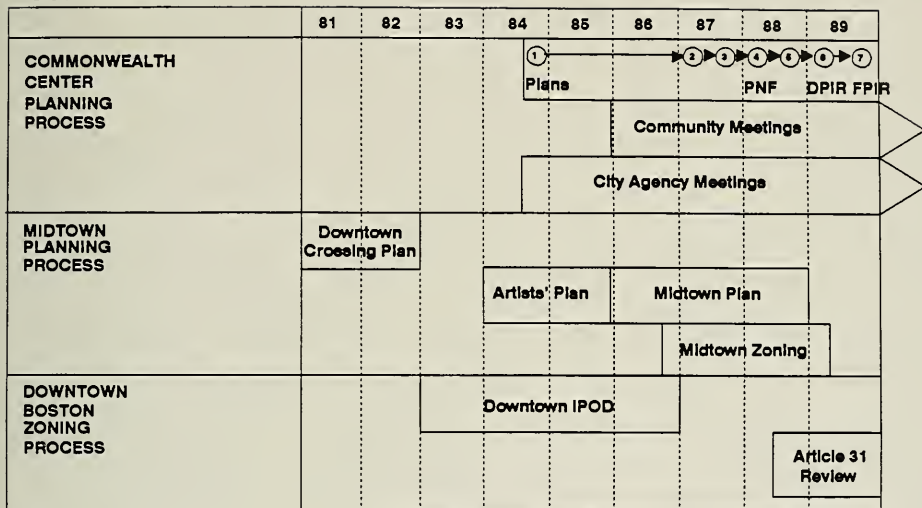
4. COMMUNITY OUTREACH

The project team has carefully identified civic and community groups and residents who will be affected by Commonwealth Center to ensure that their needs and concerns are considered throughout the development of the project. Over the past year, the Commonwealth Center team has had over 200 meetings with City and neighborhood groups including:

- o Boston Redevelopment Authority
- o Office of Arts & Humanities
- o Midtown Cultural District Task Force
- o Boston Preservation Alliance
- o Friends of the Boston Common and Public Garden
- o Chinatown Economic Development Council
- o Asian Community Development Corporation
- o Action for Boston Community Development
- o Chinatown Neighborhood Council
- o Boston Theater District Association
- o Downtown Crossing Association
- o Boston Chamber of Commerce
- o Boston Greenspace Alliance
- o Boston Landmarks Commission
- o Chinese Consolidated Benevolent Association
- o Chinese Cultural Institute
- o Massachusetts Historical Commission
- o Mayor's Office of Neighborhood Services
- o Parks and Recreation Department
- o 80 Mason Place residents
- o Tremont on the Common
- o Mayor's Office of Jobs and Community Services and
- o City Councillors, State Representatives and Senators

The development team has also contacted over 700 individuals. On three separate occasions, the Commonwealth Center team has sent direct mail information about the project to neighbors and community groups. The first mailing was sent on March 24, 1988 to 600 people. The second mailing was sent on September 16, 1988 to 660 people. A third mailing was sent on May 19, 1989 to 750 people. In addition, 34 people received the Project Notification Form, 500 people received the project brochure, 142 people saw the community slide show, and 35 people received the Draft Project Impact Report.

TIMELINE



KEY:

- ① Pre-IPOD
- ② Pre-Community
- ③ Pre-PNF
- ④ PNF/ENF
- ⑤ Pre-DPIR
- ⑥ DPIR/DEIR
- ⑦ FPIR

5. PUBLIC BENEFITS

The Midtown Cultural District (MCD) Zoning is a blueprint for growth in downtown Boston. The Boston Redevelopment Authority has worked with many civic and neighborhood groups and individuals to develop urban design guidelines, uses, and amenities for the area that "ensure that future growth in Midtown Boston is managed in a way that protects the area's resources." The zoning for the Midtown Cultural District also ensures the:

- o creation of cultural facilities
- o construction of child care facilities
- o preservation of historic buildings
- o protection of public open space
- o improvement of the local transportation system
- o creation of neighborhood business opportunities
- o construction of affordable housing and
- o availability of new job training programs

Commonwealth Center will be one of the first major real estate development projects in the new Midtown Cultural District. The development team is determined to ensure that Commonwealth Center fulfills many of the community's objectives and consequently, provides valuable public benefits to the City of Boston, the Midtown area, and the surrounding neighborhoods in the process.

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THE CENTRAL ASSOCIATION

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COMMONWEALTH CENTER PUBLIC BENEFITS

GOALS OF THE COMMUNITY

COMMONWEALTH CENTER BENEFITS

CULTURAL:

Performance facilities.

2 performance facilities:
(a 499-seat dance theater
and a 199-seat theater).

Administrative, rehearsal
and dressing room space.

Full support space within the
Paramount complex.

Complementary facilities,
such as art and music
supply stores, restaurants,
nightclubs, cabarets, and
commercial theaters.

100,000 square feet of
cultural related uses
including restaurants,
and galleries.

CHINATOWN:

Affordable Housing for
Chinatown.

\$8.0 million in housing
linkage to be dedicated to the
creation of affordable housing
on parcels in Chinatown.

Job training for Chinatown
residents.

\$1.6 million in jobs linkage
funds. English as a second
language training.

The connection of Chinatown
to the City's business
district, the Boston Common
and the Public Garden.

Commonwealth Center design
provides covered through-block
connections between Tremont,
Boylston and Washington Sts.

Reduction of traffic in
Chinatown neighborhood.

1,000 car garage for evening
and weekend use for residents
of Chinatown. 200 spaces have
hourly rates to encourage
short-term use.

Creation of neighborhood
business opportunities.

Development of retail market
study for Asian businesses.
Efforts to recruit Asian
businesses to project. Creation
of small business workshops
for Asian entrepreneurs.

BLANKET
LTH CENTER BEHETTS
OPEN SPACE:

of the interior,
of the office of the
Research, Restoration
the House.

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COMMUNITY
LTH CENTER BEHETTS
OPEN SPACE:

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COMMONWEALTH CENTER PUBLIC BENEFITS	
GOALS OF THE COMMUNITY	COMMONWEALTH CENTER BENEFITS
HISTORIC PRESERVATION AND OPEN SPACE:	
Protect historic buildings from demolition or inappropriate renovation.	Restoration of the interior, exterior and marquee of the Paramount Theater. Restoration of the Evans House.
Maintain the human-scale of the area's 17th and 18th street pattern and its 19th and 20th century buildings.	Commonwealth Center's design preserves existing street patterns, streetwalls, and cornice heights.
Avoid over-building or overwhelming a significant historic section of the City. Provide step down to the Common.	Buildings that face the Common have lower heights. Setbacks reduce the impact of building heights on Washington Street.
Preserve, protect and enhance the Boston Common.	The creation of a fund for the annual maintenance of the Common. Sponsorship of an "Annual Common Clean-Up Day"
STREETSCAPE	
Improve the appearance of streets and sidewalks in the Midtown Cultural District.	Sidewalk repaving, the installation of new lighting fixtures, planting and gardening of new trees, grass and shrubbery.
Create through-block pedestrian connections.	Creation of through-block arcade from Washington Street to Tremont Street. Creation of public lobbies and passageways. Extension of the retail district in Downtown Crossing to the Chinatown area.

[illegible]

1. The first group of people who were
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THE UNIVERSITY OF CHICAGO

100 space parking garage with
level ground surface.
Level ground parking lot
garage in level ground
level ground parking lot
level ground parking lot

1. The Government of the United States has provided the necessary funds for the development of oil fields and the construction of oil pipelines in the Middle East.

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved.

the following information was obtained from the files of the FBI, New York City, and the New York State Department of Social Services:

1. The New York City Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

2. The New York State Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

3. The New York City Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

4. The New York State Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

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6. The New York State Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

7. The New York City Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

8. The New York State Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

9. The New York City Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

10. The New York State Department of Social Services has a record of a child named "John" who was born in 1940 and was adopted by a family in 1941. The child was born in the Bronx and was adopted by a family in the Bronx. The child was adopted by a family in the Bronx and was born in 1940.

COMMONWEALTH CENTER PUBLIC BENEFITS

GOALS OF THE COMMUNITY

COMMONWEALTH CENTER BENEFITS

TRANSPORTATION

Encourage construction of buildings in areas that are well served by mass transit.

Commonwealth Center is within a 5-minute walk to MBTA Red, Green and Orange Lines and 10-minute walk to Blue Line.

Improve area's mass transit by improving service and renovating subway stations.

Renovation of the on-site Orange Line.

Parking facilities that accommodate daytime and evening use, entrances off major streets, and facilities used by Midtown residents and visitors.

1,000 space parking garage with entrance on Boylston Street. Evening and weekend parking for patrons of retail, cultural and Chinatown. Rate structure that encourages short-term parking.

MIDTOWN ECONOMY:

Redirect economic development to under-utilized areas in order to stimulate the revitalization of Midtown.

Commonwealth Center will make a \$500 million investment in the development of Midtown and provide the catalyst for its revitalization.

Opportunity for Boston residents to obtain jobs.

Commonwealth Center creates 6,350 new permanent jobs, 3,500 construction jobs. Active participation in the Boston Jobs Residency Policy and the Boston for Boston program.

Midtown projects should have a combination of uses to attract people to the area.

Commonwealth Center includes retail, cultural, commercial, office space, hotel and child care uses on the site.

New child care facilities should be created in the community.

Creation of 12,000 square feet of child care. An 8,000 sf facility constructed in the Evans House and a 4,000 sf facility on a parcel in Chinatown. Job linkage funds linkage funds used to create child care training program.



Report Binder
Stock No./Color

80571	Black
80572	Lt. Blue
80573	Dk. Blue
80578	Rust
80579	Exec. Red

MADE IN THE USA

